

Town of Washington
Inland Wetlands Commission
October 26, 2022
Regular Meeting
Hybrid – Zoom and Main Level Conference Room
MINUTES

Members Present: Mr. Papsin, Ms. Audet, Mr. Bennett, Ms. Bogue, Mr. Koppel, Alt., via Zoom: Mr. Gendron, Ms. Dubow, Alt

Staff Present: Ms. White, Ms. Haverstock

Public Present: Mr. McTigue, Mr. Willenbrock

Via Zoom: Mr. Schwartz

Regular Business

Mr. Papsin called the meeting to order at 7 pm.

Members Seated: Mr. Papsin, Ms. Audet, Mr. Bennett, Mr. Gendron, for Ms. Bogue

Consideration of the Minutes (0:14):

10-12-2022 Regular Meeting Minutes:

Motion: To approve the Regular Meeting Minutes of 9-28-2022 as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Special Meeting Minutes: 10-18-2022 Site Inspection Report by Ms. Dubow, 173 West Shore Rd - #IW-22-51 (attachment A):

Motion: To approve the Special Meeting Minutes of 10-18-2022 Site Inspection Report for 173 West Shore Road – Permit #IW-22-51 by Ms. Dubow as submitted, by Mr. Bennett, seconded by Ms. Bogue, passed by 5-0 vote.

Special Meeting Minutes: 10-18-2022 Site Inspection Report by Ms. Anthony-Bogue, 4 Perkins Rd - #IW-22-52 (attachment B):

Motion: To approve the Special Meeting Minutes of 10-18-2022 Site Inspection Report for 4 Perkins Road – Permit #IW-22-52 by Ms. Anthony-Bogue as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Special Meeting Minutes: 10-18-2022 Site Inspection Report by Mr. Gendron, 157 Calhoun St - #IW-22-53 (Attachment C):

Motion: To approve the Special Meeting Minutes of 10-18-2022 Site Inspection Report for 157 Calhoun St – Permit #IW-22-53 by Mr. Gendron as submitted, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Motion to Include Subsequent Business Not Already Posted on the Agenda (02:55):

None

Pending Applications:

Ms. Audet recused herself and Mr. Koppel was seated.

Schwartz/173 West Shore Rd/Application for Permit #IW-22-51/Construction addition and renovate existing home within URA (03:00): Mr. Schwartz joined the meeting via video. He noted that the silt fencing was added around the stockpile on the plan per the IWC comments at the site inspection.

Motion: To approve application for Permit #IW-22-51- for Schwartz – 173 West Shore Road for construction of addition, relocation of generator, renovate existing home in the URA per plan titled Zoning Location Survey Map Showing Proposed Addition” prepared for Erben Partners, LLC, sheet ZLS.1 dated September 20, 2022, hand drawn revisions dated signed and dated 10-28-22, “Structural Plans, Details and Notes,” prepared for 173 West Shore Rd by Structural Consulting Services, P.C. with revision date of 7-28-2022, sheet S1, and the permit application signed by M. Schwartz dated 9-20-22 with accompanying documentation. This permit is valid for two (2) years and is subject to the following conditions: 1. that the Land Use Office be notified 48 hours prior to the commencement of work so the Wetlands Enforcement Officer can inspect and approve the erosion control measures, 2. that the property owner gives the contractor copies of both the motion of approval and approved plans prior to the commencement of work, 3. the approval of this permit is conditioned upon the performance and completion of all proposed activities and/or improvements in totality to the satisfaction of the Inland Wetlands Commission. There shall not be any modification of any kind to the plans and/or scope/sequence of the proposed activities and/or improvements shown on the approved plans without prior approval of the Inland Wetlands Commission or its designee, In approving this application, the Commission has considered all of the relevant criteria pursuant to Sections 11.02, 11A and 12.08 of the Inland Wetlands and Watercourse Regulations and finds that the proposed regulated activities as presented on the plans and conditioned herein, are not reasonably likely to lead to significant adverse impacts on any wetlands and watercourses, by Mr. Bennett, seconded by Ms. Bogue, passed by 5-0 vote.

Beck/4 Perkins Rd/Application for Permit #IW-22-52/underground utility tie in/trenching in URA – submitted 9-27-22, Not reviewed by LUA (08:25):

Mr. Willenbrock, agent for the property, was present to discuss this application. He stated that he sent two sequences of construction to address the Commissioners concerns regarding the steep grade of the driveway and noted that extra silt fence material and haybales will be available on-site in the event of heavy rains. The two sequences of construction included one for clear weather conditions and one for bad weather. Mr. Willenbrock stated that the trench will never be left open or exposed at the end of the day

The IWC noted that the Enforcement Officer will visit the site if there are heavy rains and request additional soil and erosion control measures be installed to prevent materials washing into West Shore Road if necessary. The Commissioners discussed extra conditions of approval.

Motion: To approve application for Permit #IW-22-52, for Beck – 4 Perkins Road for underground tie in and trenching in the review area per plan titled “Proposed Utility Tie-In Plan,” Prepared for Tracy Beck by Arthur H. Howland & Associates, PC, sheet UT.1 9-14-22, the sequence of construction by DEW Construction dated October 25, 2022, and the Inland Wetlands Permit Application signed by T. Beck dated 9/26/22 and accompanying documents on file. This permit is valid for two (2) years and is subject to the following conditions: 1. that the Land Use Office be notified 48 hours prior to the commencement of work so the Wetlands Enforcement Officer can inspect and approve the erosion control measures, 2. that

the property owner gives the contractor copies of both the motion of approval and approved plans prior to the commencement of work, 3. the approval of this permit is conditioned upon the performance and completion of all proposed activities and/or improvements in totality to the satisfaction of the Inland Wetlands Commission. There shall not be any modification of any kind to the plans and/or scope/sequence of the proposed activities and/or improvements shown on the approved plans without prior approval of the Inland Wetlands Commission or its designee, and 4. that if the conditions proposed by the applicant in the sequence of construction fail to keep sediment from eroding down the hill/road, that the EO will be notified, met at the site, and additional measures will be agreed upon and added to the sequence of construction to ensure protection of the lake. In approving this application, the Commission has considered all of the relevant criteria pursuant to Sections 11.02, 11A and 12.08 of the Inland Wetlands and Watercourse Regulations and finds that the proposed regulated activities as presented on the plans and conditioned herein, are not reasonably likely to lead to significant adverse impacts on any wetlands and watercourses, by Mr. Bennett, seconded by Ms. Bogue, passed by 5-0 vote.

Members Seated: Mr. Papsin, Mr. Bennett, Ms. Audet, Mr. Gendron, Ms. Bogue

Premier Trust/157 Calhoun St/Application for Permit #IW-22-53/construct accessory building in URA (19:30):

Mr. McTigue from Arthur Howland & Associates, PC., was present to discuss this application for the property owner. He noted that he submitted revised plans which indicate a reduces limit of disturbance and tree removal. A Planting Plan and Invasive Species Removal Plan were added to this application. He briefly discussed the trees that will be removed and new trees planted per the landscape designer's recommendations and included on the Landscape Plan, sheet L-01. Mr. McTigue informed the IWC that there will be fifty (50) new trees planted for the forty-one (41) trees that will be removed. Other revisions to the site plan (sheet SD.3) include: 1. Changed level of the foundation, which will require less excavation, 2. Reduce the size of the stockpile, 3. Moved the driveway closer to the proposed building, 4. Tree inventory increased.

Ms. Haverstock asked if they were thinking that they would not need the level spreader near the new structure. Mr. McTigue confirmed that he did not think it would be necessary but wanted to include it on the plan just in case. He informed the IWC that water would flow to the level spreader and then sheet flow into the wetlands. He confirmed that there was no second treatment to this system because it is clean footing drain water and no reason to treat it.

Mr. McTigue explained the system that would catch the runoff from the roof would be directed into an infiltration system with pop-up emitters that would work during a significant rain water event. He confirmed that all these types of systems need maintenance. Mr. McTigue offered to provide a maintenance plan to the IWC for the infiltration system and the new tree planting.

There was a brief discussion regarding black walnut trees. Mr. Koppel recommended a replanting plan as well. He explained that the black walnut trees have a root system that can kill plants and the proposed plantings in those areas may not survive.

There was a brief discussion regarding the change of height of the proposed building. There will be no change in the footprint of the building.

Motion: To approve application for Permit #IW-22-53- for Premier Trust – 157 Calhoun Street for construction of accessory building in the URA per plans titled "Proposed Site Development Plan" sheet

SD.3, revision date 10-26-22, "Invasive Species Removal Plan," sheet IR.1, dated 10-26-22, prepared for The Premier Trust Inc., by A. H. Howland & Associates, PC, "Landscape Plan," prepared by Sea Green Horticulture, sheet L.01 dated 10-24-22, and the Inland Wetlands Permit Application signed by P. Feldsher dated 10-4-22 with accompanying documentation. This permit is valid for five (5) years and is subject to the following conditions: 1. that the Land Use Office be notified 48 hours prior to the commencement of work so the Wetlands Enforcement Officer can inspect and approve the erosion control measures, 2. that the property owner gives the contractor copies of both the motion of approval and approved plans prior to the commencement of work, 3. the approval of this permit is conditioned upon the performance and completion of all proposed activities and/or improvements in totality to the satisfaction of the Inland Wetlands Commission. There shall not be any modification of any kind to the plans and/or scope/sequence of the proposed activities and/or improvements shown on the approved plans without prior approval of the Inland Wetlands Commission or its designee, 4. the applicant revise and submit the monitoring and maintenance plan on sheet IR.1 to five (5) years and include a 'replanting plan' before commencing work, and 5. the applicant submit a maintenance plan for the roof infiltration system reflecting each system is to be serviced annually. In approving this application, the Commission has considered all of the relevant criteria pursuant to Sections 11.02, 11A and 12.08 of the Inland Wetlands and Watercourse Regulations and finds that the proposed regulated activities as presented on the plans and conditioned herein, are not reasonably likely to lead to significant adverse impacts on any wetlands and watercourses, by Mr. Bennett, seconded by Ms. Audet, passed by 5-0 vote.

Mr. Koppel was seated for Ms. Audet.

New Applications to be Received by the Commission:

Beck/4Perkins Rd/Application to Modify Permit #IW-21-12/Change location of stockpile (45:55): Mr. Willenbrock, agent for the property owner, discussed how they would like to change the location of the stockpile and add an extra stockpile location. He stated that they would most likely not need the extra stockpile but wanted to have it approved if needed.

Ms. Haverstock stated that the IWC has visited this site and she wanted to make sure that they were comfortable with her approving this modification administratively.

The Commissioners looked at the revised plan and agreed that this application could be approved administratively.

Ms. Audet was reseated.

RAB CT, LLC/52 Calhoun St/Application for Permit #IW-22-56/Aquatic vegetation management (51:35):

Ms. White explained that the IWC has visited this site recently and this application was a plan to remove invasive plant material around the pond with mechanical measures.

No site inspection was scheduled. The IWC will act on this application at the November 9, 2022, regularly scheduled meeting.

Other Business:

None

Enforcement and Compliance Initiatives (54:07):

Ms. Haverstock reported that there have not been any enforcement issues to report. She explained that the preapplication meetings are going well and the Land Use Office has been able to direct applicants to the correct procedure and assist them with their applications. She noted that she will be going to the CACIWC Conference this weekend and will report back with any new information to the IWC.

Administrative Business:

None

Communications:

Ms. White stated that she received responses to the questions about Agricultural Exemptions that were sent to Counsel and sent them to the Commissioner via email.

There was a brief discussion regarding agricultural exemptions.

Adjournment:

Motion: To adjourn the meeting at 8:10 p.m., by Mr. Bennett.

Respectfully submitted by:

Shelley White

Shelley White

Land Use Administrator

10-31-22

Minutes are subject to approval

Link to recording of meeting:

https://townofwashingtongcc-my.sharepoint.com/:u:/g/personal/swhite_washingtonct_org/EbzaR-IMqZJOsPR83aNUlu0Bgt68aHx5C1qqjR7g6Ti-qQ?e=TY4NMS

TOWN OF WASHINGTON
BRAN MEMORIAL TOWN HALL
PO BOX 383

WASHINGTON DEPOT. CT 06794

INLAND WETLANDS SITE INSPECTION REPORT

I. APPLICATION # IW-21-51 INSPECTION DATE; October 18, 2022

II. NAME: Mark & Marie Schwartz TIME: 3:00 PM – 3:23 PM

III. PROPERTY ADDRESS: 173 West Shore Road

IV. REASON FOR APPLICATION: Addition/Renovation/Generator Relocation within 100' URA

V. COMMISSION MEMBERS PRESENT: Bob Papsin, Larry Gendron, Joline Audet, Jennifer Anthony-Bogue, Melinda Ely Dubow

VI. STAFF PRESENT: none

VII. OTHERS PRESENT: Mark Schwartz, owner

VIII. OBSERVATIONS:

- Commissioners gathered at the site. It was cool (55 degrees), sunny and dry.
- Commissioners were led over to the back(southside) of the house where the owner, Mark Schwartz, pointed out where entry hall would be extended out and an 11' x 16' addition would be built on slab on grade.
- Mr. Schwartz also explained the conversion of both enclosed room and storage space on (existing 20 x 16.5) to all enclosed space also on slab on grade. A mini excavator and skid pad will be used. Materials excavated from site to be carried off-site or stockpiled as necessary. Silt Fence in place to protect the wetlands from stockpiling area.
- Generator to be moved to the side of garage where hose in place.
- Blue stones to be re-installed on patio in same place as before construction.
- Mr. Papsin asked for additional silt fencing IF a new stockpile area is created.

The commissioners left the property at approximately 3:23 PM.

Respectfully submitted,

Melinda

Melinda Ely Dubow

Inland Wetlands Commission, Alternate

TOWN OF WASHINGTON INLAND WETLANDS COMMISSION
SITE INSPECTION REPORT

APPLICATION: IW-22-53

INSPECTION DATE: 10/18/2022

TIME: 4:05p.m. – 4:40p.m.

APPLICANT: The Premier Trust Inc.

ADDRESS: 157 Calhoun Street, Washington,

CT REASON FOR APPLICATION: Construction of a detached accessory building, driveway relocation, sump pumping system and roof infiltration system, infiltration trench and related appurtenances all within the URA

MEMBERS PRESENT: Bob Papsin, Joline Audet, Jennifer Anthony-Bogue, Melinda Dubow, Bruce Bennett and Larry Gendron

OTHERS PRESENT: Jim McTigue / Arthur Howland & Associates

OBSERVATIONS: Site inspection participants met at the southeastern edge of the property bordering Calhoun street. Mr. McTigue walked the commissioners to the staked area for the proposed infiltration trench/level spreader, which was staked and marked. Proposed level spreader was marked on the western side of the stone wall which runs along the eastern edge of the wooded property, parallel to Calhoun Street. Mr. McTigue stated trees would be removed to install the trench and pipe from the southeast corner of the proposed accessory building to the level spreader. Mr. McTigue stated the proposed trenching and pipe would be 8' to 10' west of the existing stone wall, and roughly 2' in depth. No more than 10' width from the stone wall would be cleared of existing trees. A small excavator would be used for trenching. Participants walked to and up the paved driveway at the northern edge of the property to the staked area showing the footprint of the proposed accessory building. Mr. McTigue stated all the trees would be removed. Participants noted several black walnut trees earmarked for removal. Mr. McTigue stated the driveway would be dug up and reconstructed, shifting southerly a few feet. Participants walked west, noting the staked area for the proposed septic and leaching fields on the southern side of the existing house. Stockpile area for soil was noted and Mr. McTigue stated it would move northwest, away from stone wall and behind proposed accessory structure. Commissioners asked for a revised plan with the following:

- Show all trees proposed for removal.
- Noted that tree removal would be no more than 10' in width from existing stone wall.
- Provide a construction narrative detailing all of the phasing.
- Provide a planting plan, specifically with tree species and replacement.
- Show the relocation of soil stockpile.
- Show new trenching for foot drain from southeast corner of accessory building to level spreader.
- Provide construction sequence and list of equipment to be used during all phases.
- Maintain a monthly photo journal during all phases of work. Participants left the property Respectfully submitted,

Larry Gendron

October 19, 2022